

Chapter 7

PARKING AND LOADING REQUIREMENTS

Sections:

- 7.01 Purpose.**
- 7.02 General Regulations.**
- 7.03 Design and Location of Parking Spaces.**
- 7.04 Schedule of Required Off-Street Spaces.**

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Section 7.01 Purpose

The purpose of this Chapter is to alleviate or prevent congestion of the public streets, and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking of motor vehicles in accordance with the use to which the property is put. It is the further purpose of this Section to place upon the property owner the primary responsibility for relieving public streets of the burden of on-street parking.

Section 7.02 General Regulations

A. Parking Space Size:

- 1. Regular Parking Space:** A regular parking space shall mean an area of not less than one hundred seventy-one (171) square feet, with a minimum width of nine (9) feet, and minimum depth of nineteen (19) feet, which is specifically designated for, and used for, the parking of an automobile or light truck, exclusive of all driveways and accessways.
- 2. Parking Space for Vehicles Carrying People with Disabilities:**
A parking space for vehicles carrying persons with disabilities shall mean an area of not less than two hundred nine (209) square feet, with a minimum width of eleven (11) feet, and minimum depth of nineteen (19) feet. In addition to the parking stall, there shall be a five (5) foot wide access aisle adjacent to and on the right side of each parking space. The space shall be specifically designated and used for the parking of an automobile, passenger van or light truck, exclusive of all driveways and access ways that is designated as a vehicle permitted to park in such a parking space.

- B. Permits:** An applicant for plan review, development review, or a building permit must submit plans showing the off-street parking required by this Section. These plans must show locations, arrangement, and dimensions of the off-street parking, turning spaces, drives, aisles, and ingress and egress, and must be approved by the Zoning Administrator. Whenever a permit has been issued in compliance with the requirements of this Section, subsequent use of the structure, or use of the land is conditioned upon the unqualified availability of off-street parking as shown in the approved plans.

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C. Alterations, Additions, and Expansion of a Business:

1. A new use, addition, or alteration of a building shall not be approved if it would create or increase a deficit in the amount or type of off-street parking.
2. It is unlawful to reduce the amount of existing parking below the minimum amount or type of parking spaces required by this Section without first supplying other spaces as are required.
3. If a building or business is destroyed, and if it is allowed to be reconstructed subject to the provisions of Chapter 4, it shall be required to provide only the number of parking spaces, which existed prior to the destruction.
4. If a business expands, it shall, in addition to the parking spaces in existence prior to such expansion, be required to provide only the number and type of additional parking spaces necessitated by the expansion.

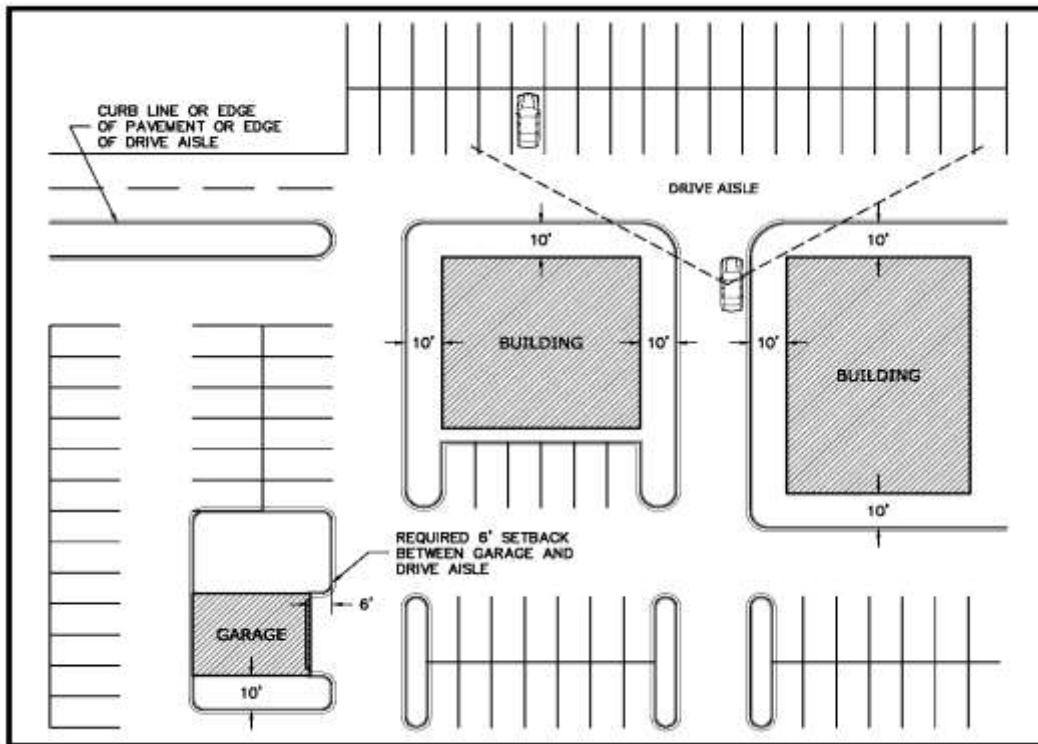
D. Parking Garage: All garages or other space allocated for the parking of vehicles, within buildings, basements, or on roofs of buildings, shall be considered part of the off-street parking facilities and may be included as such in computing the parking area requirements.

E. Access: All off-street parking shall have access from a public street or alley.

F. Ingress, Egress, Internal Traffic Circulation: Off-street parking and loading facilities and pedestrian ways shall be designed so as to promote safety and convenience and so that traffic visibility is not obstructed.

1. No building wall, except garage doors, may be closer than ten (10') feet to any internal drive aisle of any parking lot.
2. No garage doors may be closer than six (6') feet to any internal drive aisle of any parking Lot.

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G. Storage and Parking of Commercial Vehicles in Residential Districts:

1. Except while loading, unloading, delivering, or making a service call at a residence, no person shall park or store a commercial vehicle, as defined in *Arizona Rev. Stat. 28-2231*, and with a chassis rated for more than three and one half tons nor any vehicle greater than 22-feet in length on streets in residential districts or within the following areas on residential lots.
 - a. Within the front or street side yard.
 - b. Within the side or rear yard unless the vehicle is located behind a six foot high solid masonry, concrete, or earthen product wall. Further, any access gates shall be constructed of view-obscuring materials to provide effective site screening.
2. Except while loading, unloading, delivering or making a service call at a residence, no person shall park or store any commercially registered vehicle with a chassis rated for more than five tons anywhere in residential districts.

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H. Storage and parking of Unoccupied, Non-commercial, Mobile Homes, Boats, Aircraft, Truck Campers, Camping Trailers, Travel Trailers, and Other Trailers:

1. Unoccupied, non-commercial motor homes, camping, travel, and utility trailers and boats shall only be stored, parked, or located as follows:
 - a. Where such vehicle is parked or stored on a residential lot, said vehicle must be behind a six-foot high solid masonry, concrete, or earthen product wall; any access gates shall be constructed of view-obscuring materials to provide site screening.
 - b. Where such vehicle or trailer is in the process of being loaded or unloaded, such vehicles shall not be located in that portion of a lot that is in the front of the primary structure at anytime for more than two (2) consecutive days.
 - c. Where a temporary visitor permit has been issued by the Zoning Administrator and said permit is displayed on the right side of the dashboard of such vehicle or in such location on the trailer as designated and approved by the Zoning Administrator.
 - d. Such vehicles and trailers must not be located on a residentially zoned lot or parcel of land that does not have a residential structure. In planned unit development projects, screened storage yards may be allowed; however, occupancy of any vehicle in the storage yard is prohibited.
 - e. In all non-residential zoning districts, such vehicles must be located behind the rear of the principal building, except where such vehicles are for sale by a business with a valid town business license.
2. If storage or parking, as required by this section, is not feasible, the Zoning Administrator may issue an Administrative Use Permit to park or store vehicles under this section in an alternative manner.

I. Storage and Parking of Occupied Vehicles:

1. **Construction Office or Security Personnel Housing.** The Zoning Administrator may issue an Administrative Use Permit to park a mobile home, motor home, truck camper, or trailer in any zone where said vehicle is used to conduct business or provide housing for security

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personnel during the construction of a permanent building when a valid building permit is in effect. Such a mobile home or trailer shall be removed immediately upon the stoppage of construction.

2. Occupied Mobile Homes, Motor Homes, Truck Campers, Camping Trailers, Travel Trailers, and Other Trailers. For purposes of this subsection, the term "occupied" means a vehicle used for living, sleeping, or housekeeping purposes. Except as otherwise provided in this section.

- a. Occupied mobile homes shall be located only in approved mobile home parks or subdivisions approved for mobile homes.
- b. Occupied motor homes, camping trailers, truck campers, and travel trailers may be located only in recreational vehicle parks or recreational vehicle subdivisions.

3. Temporary Sales Offices for Subdivisions. After obtaining a Temporary Use Permit and a Building permit for a model home, a mobile home may be used for temporary real estate sales, subject to the following stipulations:

- a. An all-weather access route to the mobile home has been approved by the Town Engineer.
- b. A delineated parking area is provided for customer and sales personnel vehicles that is away from construction activity and traffic, with a minimum of one off-street a space for each person stationed at the mobile home plus two spaces.
- c. The mobile home must have indoor restroom facilities available to all patrons.
- d. The mobile home must be removed from the site prior to the opening of the model home.
- e. On-site sales personnel must be present at least five days a week during normal business hours. In no event shall a mobile home under this section be open before 7:00 A.M. or after 9:00 P.M.

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- f. The business conducted in the mobile home is restricted to sales and marketing associated with tract subdivision within which the mobile home is located.
- g. The Temporary Use Permit shall not be for more than 120 days.
- h. The mobile home shall be skirted with material similar to the siding of the mobile home.
- i. There shall be a landscaped area at least equivalent to the square footage of the mobile home. Landscaping shall consist of at least one five-gallon plant for each ten lineal feet of the longest side of the mobile home.

J. Storage and Parking of Junk Automobiles:

- 1. **Definition.** "Junk Automobile" means any vehicle missing one or more body parts; or that is incapable of operating under its own power; or that is missing any wheels; or that is missing or has severely shattered glass which prohibits safe operation; or that has one or more flat tires for a period of seventy-two (72) or more hours.
- 2. **Junk Automobiles.** In open space recreational and residential zoning districts, junk automobiles shall be stored in a completely enclosed building. In commercial and industrial zoning districts, junk automobiles shall be stored in an enclosed building or in an area that is screened from neighboring properties and public view.

K. Aircraft:

Aircraft may only be located in industrial zones and must be located in an area screened from public view.

Section 7.03 Design and Location of Parking Spaces.

A. Single-Family Residences, Mobile Homes, and Multiple-Family Residences of Four (4) or Less Dwelling Units:

- 1. **Location:** Required off-street parking shall be located on the same lot or parcel as the use it is intended to serve. Parking lots for model homes may be located on an adjacent lot owned by the owner of the model home.

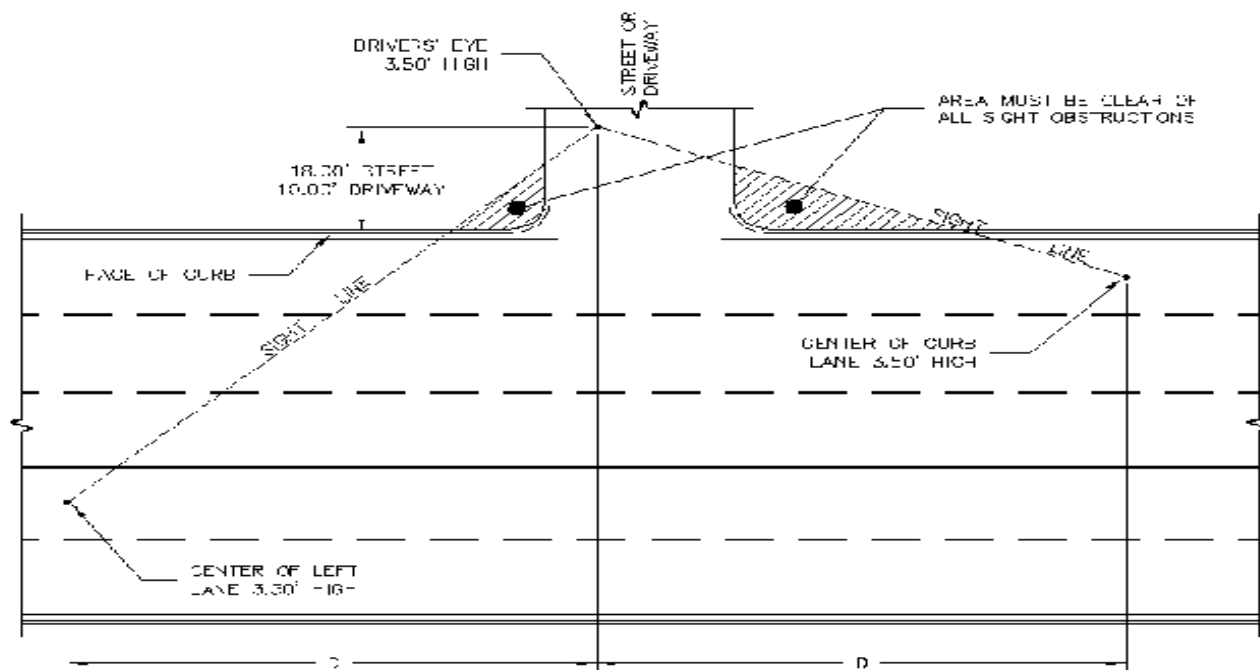
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- 2.** Surfacing: Off-street parking spaces, driveways, and access ways shall be properly surfaced and graded to prevent impoundment of surface water in a manner satisfactory to the Town Engineer. All parking spaces, driveways and access ways shall be surfaced with asphaltic concrete, concrete pavers, bricks or cement concrete.
- 3.** Driveways: Driveways and access ways shall be not less than ten (10) feet wide for one-way traffic, not less than twenty (20) feet wide for two-way traffic and not more than 24' wide within the public right-of-way, except that a driveway may be up to 32' wide at the street curb line, measured along the back of the curb, including the wings or radii.

Driveways accessible by the following arterial or collector streets must provide an adequate on-site turning radius for vehicles, such that backing out of the driveway is not required. Shea Boulevard, Fountain Hills Boulevard, Saguaro Boulevard, Palisades Boulevard, Golden Eagle Boulevard, Grande Boulevard, La Montana Drive, El Lago Boulevard (east of Fountain Hills Boulevard), Avenue of the Fountains, Eagle Ridge Drive, Sunridge Drive, Panorama Drive, and Technology Drive.

- 4.** Number, type: No more than two driveway entrances will be allowed for each individual lot.
- 5.** Location restrictions: Driveways shall not be located:
 - a.** Within 30' of another driveway on the same lot, at the right-of-way line.
 - b.** Within 40' of another driveway on the same lot, at the street curb.
 - c.** Within 5' of the side or rear property line.
 - d.** Within 25' of a guardrail.
 - e.** Within 100' of a bridge or major drainage structure.
 - f.** Where the following sight distance requirements are not available.
 - g.** Within 2' of the nearest part of a fire hydrant, utility pole, drop inlet, traffic signal, light standard, wall, fence, or slope steeper than 10:1.

**EXHIBIT 16
SIGHT DISTANCE REQUIREMENTS**



SIGHT DISTANCE (FEET)	20	25	30	35	40	45	50	55
'D'	240	300	380	470	580	700	840	990

- h. Within 230' from an existing or anticipated future signalized intersection without approval from the Town Engineer.
- i. At stop sign intersection locations:
 - i. Within 115' of an intersection street curb or gap in a median curb on an arterial street.
 - ii. Within 85' of an intersecting street curb or gap in a median curb on a collector street.
 - iii. Within 50' of an intersecting street curb or gap in a median curb on a local street.
- 6. Slope Requirements: For a distance of 20' from the primary structure the driveway shall not exceed a 10% slope. In all other locations, driveways shall slope at a minimum of 2% and at a maximum of 18%.

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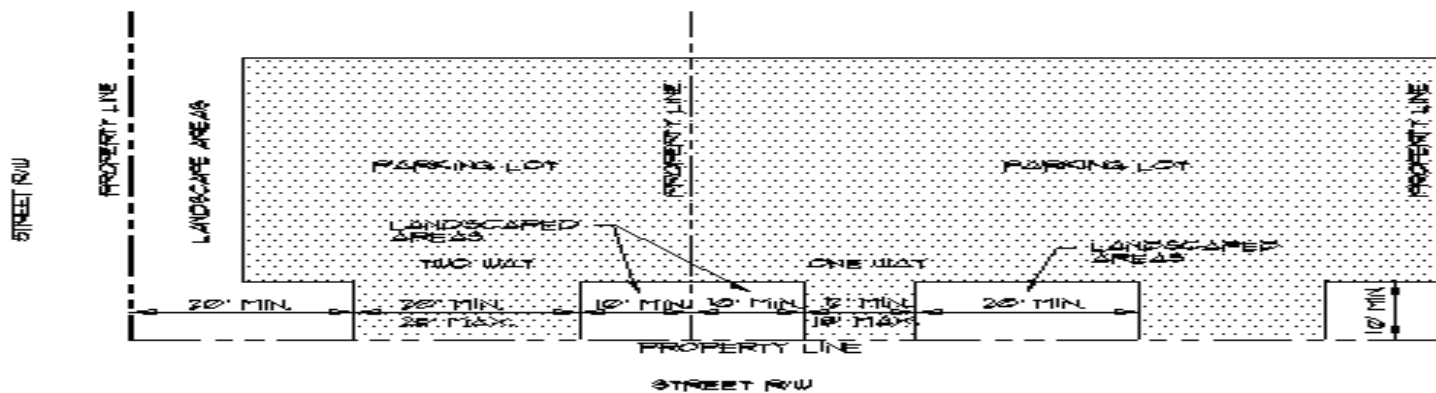
7. Grade breaks: Grade breaks and vertical curves shall provide adequate vehicle ground clearance.
8. Minimum rise: Driveways shall rise to at least 7" above the gutter-line, within 5' of the curb. Greater rises shall be used where needed to prevent flooding.
9. Wedge curb removals: Concrete, asphalt or other materials shall not be placed in the street to improve drive-ability at existing wedge curbs. Wedge curbs shall be removed and replaced using the Town's standard detail at all three and four unit properties and when desired by the property owner or directed by the Town Engineer.
10. If no driveway access location meeting the above standards is possible, the Town Engineer will designate one driveway access location based on traffic safety and operational needs; the Town Engineer shall require conformance to this section as much as possible

B. All Uses except as Provided Above.

1. Location: Required off-street parking shall be located within three hundred (300) feet of the building or use it is intended to serve, the distance being measured along the street line from the nearest point of the building or use to the nearest point of the parking lot. Whenever the use of a separate lot or parcel is proposed for fulfillment of minimum parking requirements, the owner shall submit as a part of his application satisfactory assurance that the separate lot or parcel is permanently committed to parking use by enforceable legal measure.
2. Off-Street Parking: Off-street parking spaces shall be situated in a manner which will not result in automobiles backing onto a public street.
3. Surfacing: All off-street parking areas, access ways, and driveways shall be improved with concrete, pavement bricks, or asphaltic concrete. The surfacing of the parking area shall be designed and graded so that there will be total retention or drainage into a drainage system approved by the Town Engineer.

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4. Curbing: A six-inch-wide by six-inch-high curb or bumper guard shall be installed along all property lines bordering the parking and maneuvering area, excluding necessary points of ingress and egress, and shall be so located that no part of a vehicle shall extend over or beyond any property line.
5. Landscaping: In addition to the perimeter landscaping, a minimum of five percent of the interior parking lot must be landscaped in accordance with a landscape plan submitted to and approved by the Community Development Department. Such landscaping must be maintained for the duration of the use of the parking lot. Landscaping shall be developed in accordance with the standards of Article VI, Section 605.C.1-5 Non-Abutting Areas of the *Subdivision Ordinance of the Town of Fountain Hills*. Areas proposed to be landscaped may be irrigated by an automatically timer system.

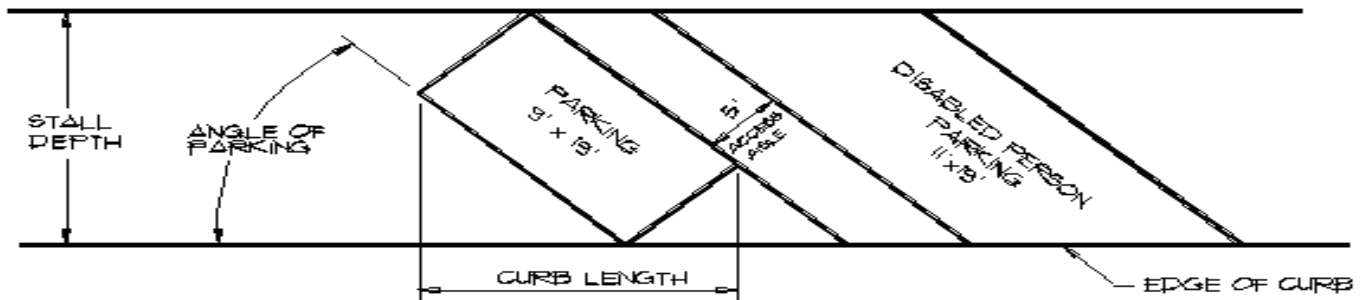


6. Design: As indicated in the diagram below, all areas of the parking lot with the exception of necessary points of ingress and egress, shall be no closer than ten (10) feet from all street or alley property lines. That unoccupied area shall be landscaped and maintained with trees, shrubs, ground cover, undisturbed natural growth, pedestrian walkways, and plazas in a manner acceptable to the Planning and Zoning Commission. Access to off-street parking areas from a public street shall be from a two-way driveway with a minimum width of twenty (20) feet and a maximum width of twenty-eight (28) feet, or two (2) one-way driveways each with a minimum width of twelve (12) feet and a maximum width of fifteen (15) feet. No access driveway shall be located closer than twenty (20) feet from a street intersection or other access driveway, nor any

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closer than ten (10) feet from any property line unless a joint use access driveway is approved by the Town Engineer.

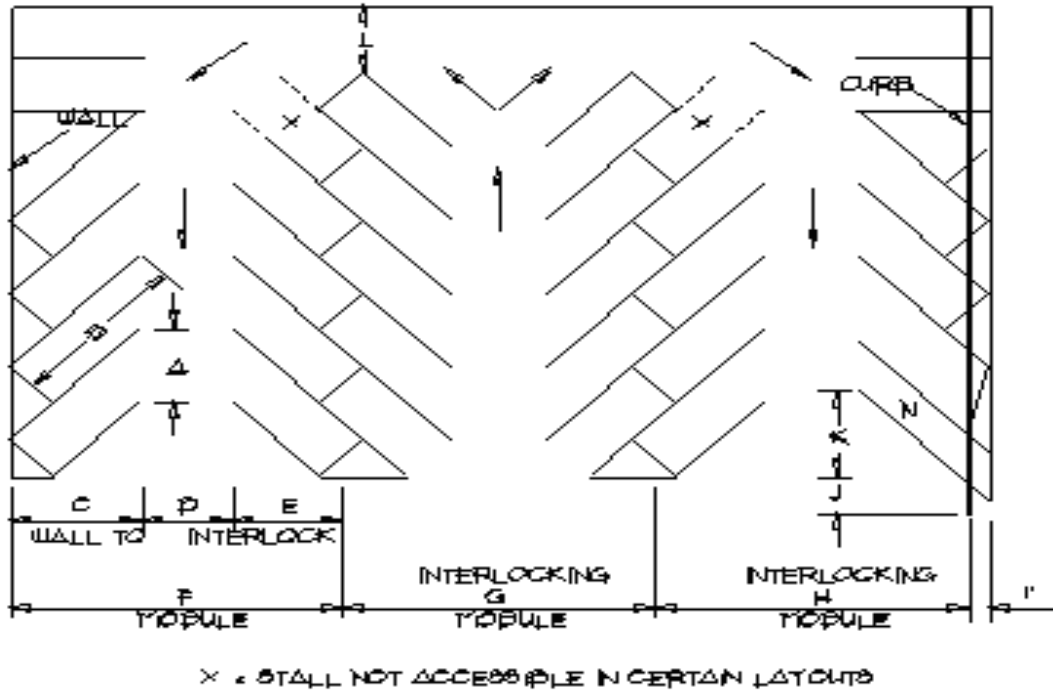
7. Dimensions: Arrangements of parking spaces within the parking lot and drive-way widths shall conform with the following requirements: Parking layout dimension (in feet) for 9 feet by 19 feet stalls at various angles.
8. Parking Spaces for Persons with Disabilities: Parking spaces for persons with disabilities shall include a five (5) foot wide access aisle adjacent to the right side of each parking space. The parking space and access aisle shall not have a slope greater than two percent (2%) in any direction. The access aisle shall be connected to an accessible route to the appropriate accessible entrance of a building or facility. The parking access aisle shall either blend with the accessible route or have a curb ramp complying with Americans with Disabilities Act (ADA) regulations. Such a curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries. The required dimensions of the access aisle cannot be restricted by planters, curbs or wheel stops. Signs designating parking spaces for disabled people shall be located in front of each parking space, and shall be mounted four (4) feet above the ground, in addition to blue wheelchair logo being painted on the parking space itself.



9. Screening: Whenever a parking lot or a driveway to a parking lot is established so as to adjoin the side or abut the rear line of a lot in a residential zoning district, a solid masonry or solid material fence six (6) feet in height or of other material or height as allowed or required by the Planning and Zoning Commission (subject also to the fence height regulations established in Sections 5.08 and 5.09 of this Ordinance) shall be constructed and maintained along said side or rear lot line.

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- 10. Lighting:** Parking lots used during hours of darkness shall not exceed five (5) foot candles. Lighting shall be indirect, hooded and arranged so that the source of light is not directly visible from any street or adjoining property. Light standards shall be a maximum of twenty (20) feet in height above grade.



Dimension	On Diagram	45	60	75	90
Stall width, parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	28.5	24.3	21.5	19.0
Stall depth to wall	C	20.0	21.0	20.5	19.0
Aisle width between stall lines	D	12.0	16.0	23.0	26.0
Stall depth; interlock	E	17.0	19.0	19.5	19.0
Module, wall to interlock	F	49.0	56.0	63.0	64.0
Module, interlocking	G	46.0	54.0	62.0	64.0
Module, interlock to curb face	H	47.0	53.7	60.5	61.5
Bumper overhang, (Typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.4	2.6	0.6	0.0
Setback	K	13.8	10.4	4.9	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0	24.0
Access aisle	N	5.0	5.0	5.0	5.0

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- 11.** One parking space for persons with disabilities shall be required for any development having 25 or more parking spaces. Thereafter, not less than two percent (2%) of the parking spaces within a development shall be built and maintained as parking spaces for persons with disabilities.

- C. **The Use of Tandem Parking Spaces:**** To meet the off-street parking requirements of this Chapter is not permitted in any zoning district.

Section 7.04 Schedule of Required Off-Street Spaces

- A. **Off-Street Parking Spaces:**** Shall be provided for each specified use in accordance with the schedule below.
- B. **Definitions:**** In calculating the total number of required parking spaces, "usable area" as used herein shall mean the area capable of being devoted to the specified use (does not include such spaces as kitchens, rostrums, hallways, etc), and the term "seat" shall also include each thirty (30) inches of bench seating when individual seats are not provided.
- C. **Mixed Use Developments:**** In the event of mixed-use developments, the total requirement for off-street parking spaces is the sum of the requirements of the various uses computed separately.
- D. **Fractional Amount:**** In calculating the total number of required off-street parking spaces, fractional amounts shall be rounded upward to the next whole parking space.
- E. **Unlisted Uses:**** Minimum parking requirements for a specific use not listed in this Section shall be determined by the Community Development Director with appeal to the Planning and Zoning Commission.
- F. **Parking in Areas Zoned "Commercial Common":**** Uses located on lots less than 20,000 square feet in areas with a zoning designation of "Commercial Common" are not required to meet the minimum parking schedule herein listed. The off-street parking provided in the common parking areas shall be deemed sufficient to meet the off-street parking demands for the uses on the lots under 20,000 square feet. Uses on lots 20,000 square feet or more in size, that are located in an area zoned "Commercial Common", shall meet at least the minimum off-street parking demand on the lot where the use is located, in accordance with the schedule herein provided in this ordinance.

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G. Schedule.

1. Residential Use:

- a.** One-or two-family residence:2 per dwelling unit
- b.** Multiple dwellings:
 - Efficiency units..... 1½ per dwelling unit
 - One-bedroom units..... 1½ per dwelling unit
 - Two or more bedroom units..... 2 per dwelling unit

Multiple dwellings shall also provide guest parking at a rate of .25 parking spaces per dwelling unit.
- c.** Rooming houses, fraternities, bed, sororities, resident clubs, lodges 1 per sleeping room or 1 per whichever is greater
- d.** Mobile home parks and per subdivision 2 per mobile home site, plus 1 2 employees; 1 per 400 square feet of recreation hall or club house area
- e.** Model Homes 1 for each person stationed on site, plus two spaces
- f.** Truck Rental Spaces 1 per truck with a minimum of 4 spaces

2. Commercial sales and service:

- a.** Restaurants, bars, cocktail floor area 1 per 50 sq. feet of useable lounges
- b.** Drive-in food or drink places floor area, with on-site consumption 1 per 50 sq. feet of useable plus 1 per 2-employees
- c.** Mortuaries, funeral homes 1 space for each 75 sq. feet of G.F.A. of public assembly area

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d.	Self-service laundries and dry cleaners	1 per 2 machines
e.	Open air businesses	1 per 500 sq. ft. of sales area for the first 2,000 plus 1 per additional 2,000 sq ft
f.	Auto sales lots	1 per each 300 sq. feet of office area and covered parking area, 2 for the first 10,000 sq. feet or portion thereof, and 1 for each additional 10,000 ft. or portion thereof; plus 1 per employee
g.	Gas service stations	1 per each 375 sq. feet of building
h.	Car wash:	1 per employee, plus reserve spaces equal to 5 times the wash capacity
i.	Motor vehicle and machinery area.	1 per 200 sq. feet of floor area.
j.	Planned shopping centers under unified control	Requirements for all uses elsewhere specified herein, plus 1 per 250 sq ft of gross leasable space
k.	Barbershops, beauty shops	2 per service chair
l.	Furniture and appliance stores, household equipment	1 per 800 sq. feet floor area
m.	Supermarkets, drugstores	1 per 250 sq. feet of gross leasable space
n.	Hotels, motels	1 per guest room or suite, plus 1 per 2 employees

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| o. | Bus depots | 1 per 150 sq. feet of waiting room space |
| p. | Skating rinks, dance halls, dance studios | 1 per 3 persons of maximum capacity permitted by fire regulations |
| q. | Bowling alleys | 4 per bowling lane, plus 1 per seat in gallery, plus 1 per 2 employees |
| r. | Billiard parlors | 1 per 2 billiard tables, plus 1 per 2 employees |
| s. | Gymnasiums, health studios | 1 per 400 sq. feet. of usable floor area, plus 1 per 2 employees |
| t. | Private golf clubs, swimming, and tennis clubs | 1 per every 5 member families or individuals |
| u. | Theaters, auditoriums, gymnasiums and similar places of public assembly | 1 per 4-person occupancy capacity |
- 3. Offices and Clinic Uses:**
- | | | |
|-----------|---|---|
| a. | Offices, banks, savings and gross or loan agencies | 1 per 250 sq. feet of floor area |
| b. | Medical and dental offices and clinics | 1 per 100 sq. feet of waiting examination room or dental chair plus 1 per 2 employees |
| c. | Nursing homes, convalescent homes, and homes for the aged | 1 per 4 beds |
- 4. Schools and Institutions:**
- | | | |
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| a. | Elementary and intermediate schools | 1 per employee |
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| b. | High schools | 1 per 8 students, plus 1 per employee |
| c. | Junior colleges, colleges, students universities | 1 per 3 enrolled full-time day plus 1 per 2 employees |
| d. | Trade schools, business college | 1 per 150 sq. feet of gross floor area |
| e. | Hospitals | 1 per 2 beds, plus 1 per employee |
| f. | Churches, community of centers, assembly halls, clubs, and libraries | 1 space per each 75 sq. feet G.F.A. for the public |

5. Manufacturing and industrial uses:

- | | | |
|-----------|--|---|
| a. | Manufacturing | 2 per every 3 employees |
| b. | Telemarketing, Data Processing Centers | 1 per 50 square feet |
| c. | Other industrial uses | 1 per 300 square feet |
| d. | Warehousing or wholesaling | 1 per 800 square feet |
| e. | Mini-Storage | 1 per 35 spaces; plus 1 for the manager |
| f. | Truck Rental Spaces | 1 per truck with a minimum of 4 spaces |

H. Off-Street Loading and Unloading Spaces:

- 1.** Unless otherwise specified in this Ordinance, off-street loading and unloading spaces shall have a minimum width of twelve (12) feet, a minimum length of forty-five (45) feet and a minimum height of fourteen (14) feet, exclusive of access aisles and maneuvering space.

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- 2.** Off-street loading and unloading spaces with a minimum width of ten (10) feet and a minimum length of thirty (30) feet may be provided for all or part of the required number of off-street loading and unloading spaces if approved by the Planning & Zoning Commission through the conceptual site plan approval process.
- 3.** Off-street loading and unloading spaces shall not be permitted in any required front yard, or in any required side yard, except in nonresidential districts. Off-street loading and unloading spaces may occupy all or any part of a required rear yard, except as otherwise provided herein, and may be partially or entirely enclosed within a building. All off-street loading and unloading loading spaces abutting residential zoning districts shall be screened from the residential zoning districts by a masonry wall not less than eight (8) feet in height.
- 4.** Where a building or use in a nonresidential district abuts an alley, such alley may be used as maneuvering space for off-street loading and unloading spaces. No alley abutting any residential district may be so used.
- 5.** Off-street loading and unloading spaces, aisles, and access drives shall be paved so as to provide a durable dust-proof surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, street, or alleys.
- 5.** Schedule of off-street loading and unloading space requirements: Unless otherwise provided in the Ordinance, every office, hotel, restaurant, department store, hospital, industrial plant, manufacturing establishment, retail establishment, storage warehouse or wholesale establishments, and all other structures devoted to similar mercantile or industrial pursuits, which has a aggregate gross floor area of five thousand (5,000) square feet or more shall provide off-street loading and unloading spaces in accordance with the following table:

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<u>SQUARE FEET OF AGGREGATE GROSS FLOOR</u>	<u>REQUIRED NUMBER OF SPACES</u>
5,000 SQ. FT. TO 40,000 SQ. FT.	1
40,001 SQ. FT. TO 100,000 SQ. FT.	2
100,001 SQ. FT. TO 160,000 SQ. FT.	3
160,001 SQ. FT. TO 240,000 SQ. FT.	4
240,001 SQ. FT. TO 320,000 SQ. FT.	5
320,001 SQ. FT. TO 400,000 SQ. FT.	6
400,001 SQ. FT. TO 490,000 SQ. FT.	7
EACH ADDITIONAL 100,000	1 additional

L. Parking Lot Landscaping.

1. Amount required: In parking lots, at least five percent (5%) of the interior parking area shall be landscaped with plantings, and one (1) tree for each ten (10) spaces shall be installed. Parking lot street frontage and perimeter landscape areas shall be a minimum of ten (10) feet wide. Planting required within the parking lot is exclusive of other planting requirements, such as for shade trees planted along the street.

2. Location: The landscaping should be located in protected areas, such as along walkways, in center islands, at the ends of bays, or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight distance.

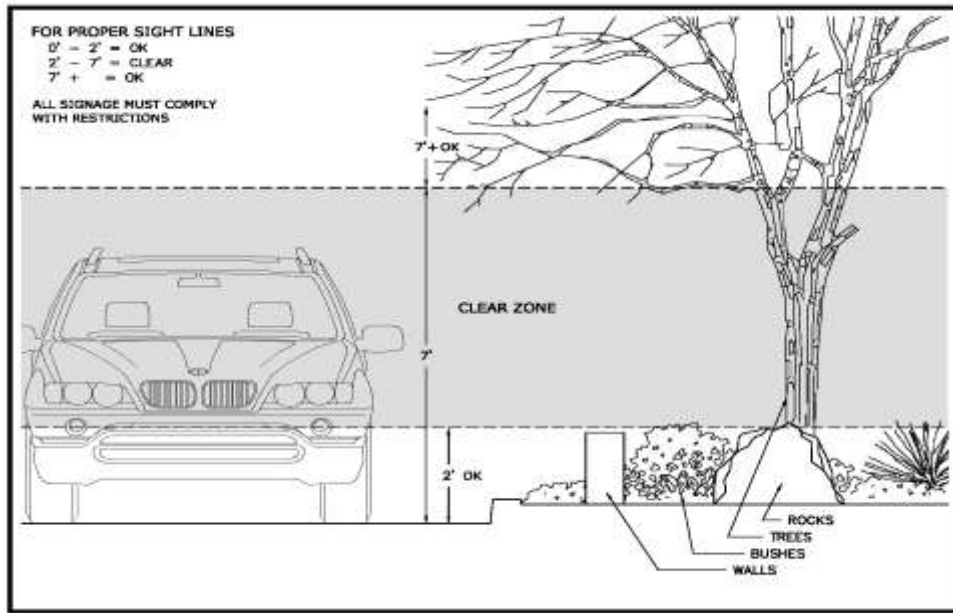
A. Landscaping materials such as walls, shrubs, and rocks shall not be taller than two (2') feet above the top of the paved parking lot surface.

B. Landscaping materials such as trees shall be trimmed so that no parts of their canopies are less than seven (7') feet above the top of the paved parking lot surface.

C. Any parking lot signage shall meet the requirements of this section.

D. A five (5') foot tall clear visibility zone must be maintained between 2' and 7' above the top of the paved parking lot surface at all times as shown in Figure 2 below.

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3. **Plant type:** A mixture of hardy flowering and/or decorative desert plants, and deciduous trees may be planted. Plants that provide maximum screening at ground level up to three and one-half (3 1/2) feet should be used along the perimeter of the lot for screening, and the deciduous trees for shade within the lot. The area between trees shall be mulched, planted with shrubs or ground cover, or covered with paving material. Any area that will be under the overhang of vehicles shall be mulched or covered with paving materials.